

Definition

A Home Occupation is any occupation based within a residential dwelling unit, provided that no person other than members of the family residing on the premises shall be engaged in such occupation and the use of the dwelling unit for the home occupation shall be clearly incidental and subordinate to use for residential purpose by its occupants, provided that:

1. Said occupation does not require a state or local license and/or inspection.
2. It does not occupy more than 200 square feet of floor area within the dwelling unit and does not require alteration of the structure.
3. There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation other than one sign, not exceeding one square foot in area, non-illuminated, and mounted flat against the wall of the principal building.
4. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall meet the off-street parking requirements as specified by Tipp City code, and shall not be in a required front yard.
5. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment which causes fluctuations in line voltage off the premises.

Is it a Home Occupation?

Permits for Home Occupations have been issued for a variety of home-based businesses including daycare, party consultants, painting contractors, and pet sitting, etc. If you are considering a home based business, or are currently operating a home business without the required Home Occupation Permit, it is important to seek compliance with Tipp City code.



Questions

If you currently operate a home-based business and are unsure whether it is in compliance with Tipp City Code, please contact the Community and Economic Development Department at the Government Center at 667-6305.



Tipp City Residents Guide to Home-Based Businesses (Home Occupations)



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Purpose

The City of Tipp City has a public responsibility for the review and regulation of home based businesses or *Home Occupations* in order to maintain the character and integrity of residential areas and to provide a means through the establishment of specific standards and procedures by which home occupations can be conducted in residential neighborhoods, without jeopardizing the health, safety and general welfare of the surrounding neighborhood.

We hope that you find this pamphlet helpful in explaining some of the issues and requirements of Home Occupations.



Home Occupations

Did you know?

All home occupations are required to obtain a Home Occupation Permit from the Community and Economic Development prior to opening for business.

General Provisions

A home occupation shall be permitted when said occupation conducted on residentially used premises is considered customary and traditional, incidental to the primary use of the premises as a residence, and not construed as a business.

Permitted home occupations shall be of a personal service nature limited to domestic crafts and professional service, including but not limited to: Such domestic crafts as dressmaking, millinery, sewing, weaving, tailoring, ironing, washing, custom home furnishings work, carpentry work and furniture repair. Such professions as law, medicine, architecture, engineering, planning, real estate, insurance, notary public, manufacturer's agent, clergy, writing, painting, photography, and tutoring, provided however, the service is limited to advice and consultation and the premises are not used for the general practice of the profession.

Home occupations also include, but are not limited to architectural service, consulting service, data processing, direct sale product distribution (Amway, Avon, Creative Memories, Pampered Chef, and the like), flower arranging, interior design consultant typing/word processing, writing, computer programming, telephone sales, internet/web page services, billing services, household cleaning services, typing services, day care, food catering and handicrafts.

General Provisions Cont.

The primary use of the structure shall remain residential and the operator of the home occupation shall remain a resident in the dwelling unit.

The operator conducting the home occupation shall be the sole entrepreneur, and shall not employ any other person other than a member of the immediate family residing on the premises.

No structural additions, enlargements, or exterior alterations changing the residential appearance to a business appearance shall be permitted.

No more than 25% of the floor area of any one story of the dwelling unit shall be devoted to such home occupations.

No additional and separate entrance incongruent with the residential structural design shall be constructed for the purpose of conducting the home occupation.

No provision for extra off-street parking or loading facilities, other than the requirements and permitted facilities of the zoning district, shall be permitted.

No display of goods or external evidence of the home occupation shall be permitted.

No stock in trade or commodities, other than those prepared, produced, or created on the premises by the operator of the home occupation, shall be kept or sold on the premises.

No electrical or mechanical equipment shall interfere with local radio communications and television reception.